

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**



February 11, 2011

Brian D. Papke  
Capital City Real Estate, LLC  
PO Box 96503 #38430  
Washington, DC 20090-6503

RE: 1793 Lanier Pl., NW

Dear Mr. Papke:

It was a pleasure to meet with you and your development team on August 19, 2010 regarding the proposed project located at 1793 Lanier Pl. NW. In summation, conceptual plans were submitted regarding the alteration and addition of the existing structure at that time, but were determined not to comply due to the then proposed elimination of the side yard. New plans were submitted to me on October 10, 2010 showing changes so as to include a conforming side yard as required by the applicable R-5-B zoning district regulations.

The property is currently authorized for use as a rooming house, with five short-term rooms for rent. One conforming parking space is currently provided in a rear garage for the five existing units - thus providing two parking space credits. The proposed building will contain eight condominium/apartments, and have three conforming parking spaces.

At the meeting, architectural plans were reviewed, along with the zoning data sheet. The following elements were identified, based on the conceptual design, as conforming as a matter of right in the subject R-5-B zoning district:

- Change of Use
- Rear yard, side yard setbacks, building height, and street frontage
- F.A.R. and lot occupancy
- Designation of lower level as cellar
- Proposed building to have 3 conforming spaces plus 2 credit spaces to meet the code minimum of 1 per 2 units.
- The project size is below the threshold for Inclusionary Zoning requirements.

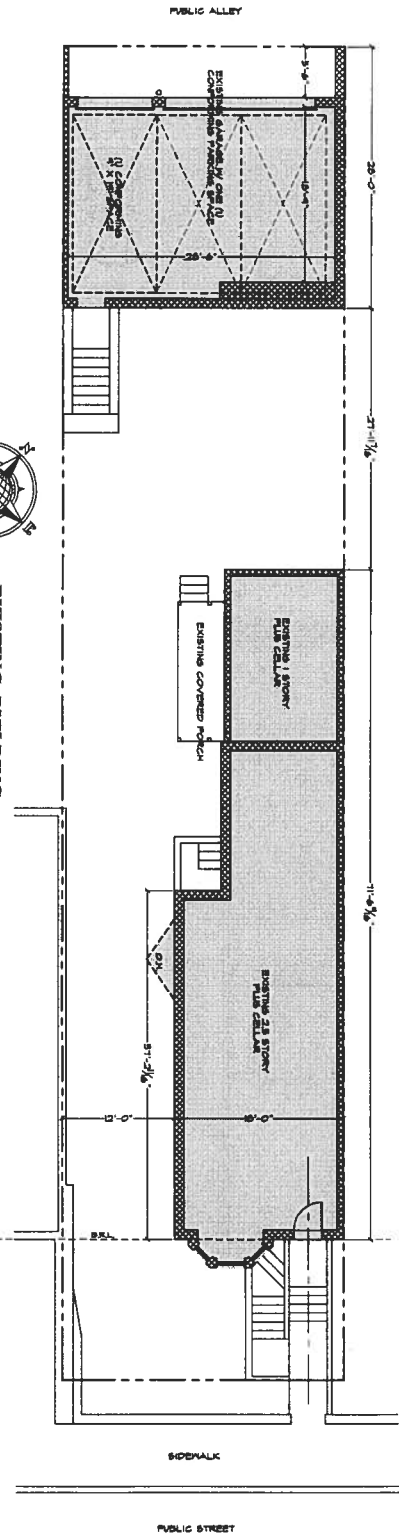
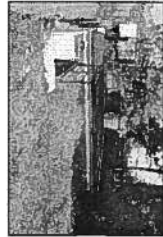
Accordingly, when you file the plans for a building permit, I will approve drawings that

are consistent with the information noted above. Please let me know if you have any further questions.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachment

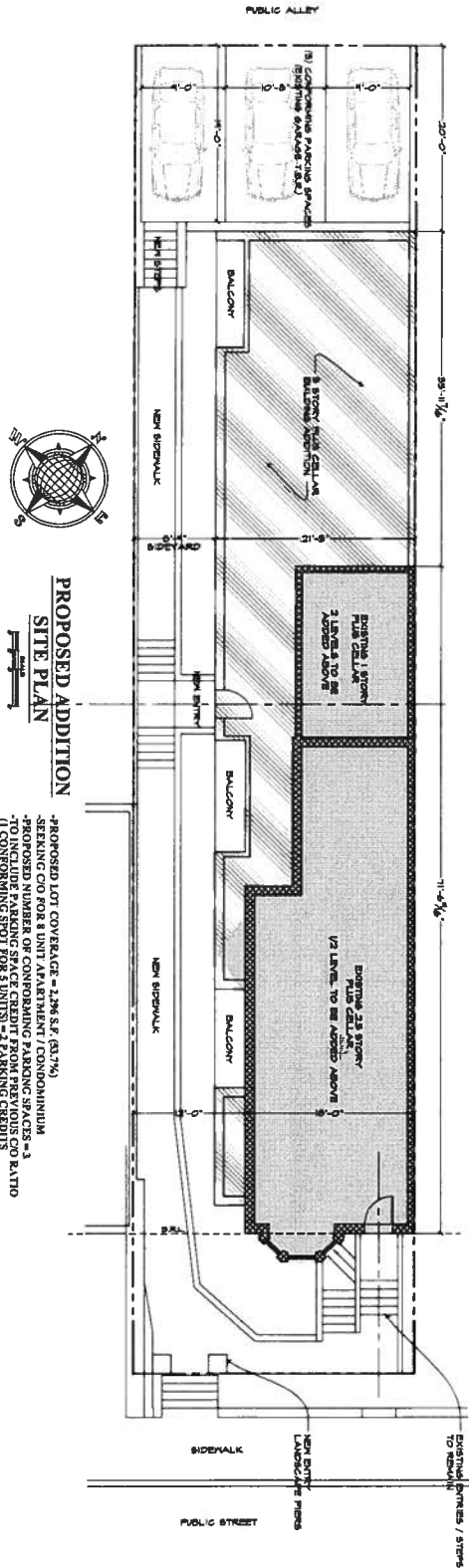
File Determination Ltr re 1793 Lanier Pl NW to Papke 2-11-2011



**EXISTING BUILDING**  
**SITE PLAN**

-EXISTING LOT COVERAGE = 1,894 S.F. (44%)  
-CURRENTLY HAS C/O FOR 5 ROOMING HOUSE USE (TRANSIENT)  
-EXISTING NUMBER OF CONFORMING PARKING SPACES = 1

**R-5-B ZONING**  
**LOT IS 4,275 S.F.**  
**MAX. COVERAGE = 60% = 2,565 S.F.**  
**MAX F.A.R. = 1.8 = 7,695 S.F.**



**PROPOSED ADDITION**  
**SITE PLAN**

-PROPOSED LOT COVERAGE = 2.296 S.F. (31.7%)  
-SEEKING C/O FOR 8 UNIT APARTMENT / CONDOMINIUM  
-PROPOSED NUMBER OF CONFORMING PARKING SPACES = 3  
-TO INCLUDE PARKING SPACE CREDIT FROM PREVIOUS C/O RATIO  
(1 CONFORMING SPOT FOR 5 UNITS) = 2 PARKING CREDITS

<div style="border: 1px solid black; padding: 2px;"> <div style="text-align: center;">SP</div> </div>	<div style="border: 1px solid black; padding: 2px;">             SHEET NO.           </div>	<div style="border: 1px solid black; padding: 2px;">             FOR REVIEW &amp; APPROVAL           </div>	<div style="border: 1px solid black; padding: 2px;">             DATE              MONTH YEAR REVIEW           </div>	<div style="border: 1px solid black; padding: 10px;"> <h2 style="margin: 0;">1793 LANIER PL., NW</h2> <p style="margin: 0;">PROPOSED RENOVATION &amp; ADDITION TO EXISTING BUILDING</p> <p style="margin: 0;">WASHINGTON, DC      SQUARE: 2583    LOT: 0853</p> </div>	
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